

State Use 376
Print Date 11/19/2025 11:01:43 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
JGM HOLDINGS LLC 21 BALDWIN ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW, MA VISION					
												COMMERC.	376	1,774,100		1,774,100								
												COMM LAND	376	213,300		213,300								
												COMMERC.	376	26,400		26,400								
				SUPPLEMENTAL DATA								Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		2,013,800		2,013,800						
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379962_2850280																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
JGM HOLDINGS LLC WILCOX BALDWIN LLC FISHER RONALD + DOUGLAS , RONALD + DOUGLAS FISHER + FISHER CARL F + RUDOLPH J				24684	0349	08-17-2022	Q	I	807,500		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				19865	0101	06-11-2013	U	I	1		1F	2025	376	1,610,500	2024	400	697,500	2023	400	617,800				
				09336	0351	12-13-1995	U	I	1		1A		376	213,300		400	213,300		400	194,300				
				08293	0427	12-30-1992	U	I	1		1A		376	24,200		400	26,400		400	21,300				
				03286	0253	09-11-1967	U	I	0			Total	1,848,000	Total	937,200	Total	833,400							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description		Number	Amount											Comm Int		
Total				0.00																				
ASSESSING NEIGHBORHOOD																						APPRAISED VALUE SUMMARY		
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card)				1,719,300						
0001								400			IA			Appraised Xf (B) Value (Bldg)				54,800						
NOTES												Appraised Ob (B) Value (Bldg)				26,400								
												Appraised Land Value (Bldg)				213,300								
												Special Land Value				0								
												Total Appraised Parcel Value				2,013,800								
												Valuation Method				C								
												Total Appraised Parcel Value				2,013,800								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id	Type	Is	Cd	Purpose/Result	
B-23-98		02-13-2023		MN	Manual Note		30,000		06-11-2024		100		01-13-2023		REPLC DUCT WK IN GYM &		06-11-2024		334			15	PERMIT VISIT	
B-23-26		01-17-2023		MN	Manual Note		51,000				100				EXTND SPRINKLERS TO RE		06-30-2023		333			15	PERMIT VISIT	
202202924		10-19-2022		7	REMODEL		1,040,000				100				REMODEL FACTORY INTO G		04-20-2021		333			14	INSPECTED	
202202635		08-31-2022		9	ALTERATION		100,000				100				DEMO PARTION ONLY- NO S		02-05-2017		317			16	FIELDREV CHG	
73		04-21-2009		12	REROOF		4,000								NVC		12-04-2009		317			15	PERMIT VISIT	
285		11-13-1996		MN	Manual Note		207,000								ADDITION		12-04-2009		317			15	PERMIT VISIT	
116		01-01-1986		MN	Manual Note						ADD		01-20-1998		200			14	INSPECTED					
LAND LINE VALUATION SECTION																								
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustment			Adj Unit Pric	Land Value		
1	376	GYM		IND	SITE	82,688	SF	3.69		0.70000	B	1.00	IA	1.000							0	2.58		213,300
Total Card Land Units						1.90	AC	Parcel Total Land Area: 1.90						Total Land Value						213,300				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		51	GYMNASIUM								
Model		94	COMMERCIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy		1.00				MIXED USE					
Exterior Wall 1		21	CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2		18	CORREG STL			376	GYM			100	
Roof Structure		4	FLAT							0	
Roof Cover		4	TAR+GRAVEL							0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN			2,355,177		
Interior Floor 1		5	LINO/VINYL								
Interior Floor 2		4	CARPET			Year Built			1956		
Heating Fuel		1	OIL			Effective Year Built			1998		
Heating Type		1	FORCED H/A			Depreciation Code			GD		
AC Percent		50				Remodel Rating					
FBM Sqft						Year Remodeled					
Bldg Use		376	GYM			Depreciation %			27		
Total Rooms		0				Functional Obsol					
Bedrooms		0				External Obsol					
Full Baths		0				Trend Factor			1		
Half Baths		3				Condition					
Extra Fixtures		2				Condition %					
#Heat Sys		1				Percent Good			73		
Frame		2	STEEL			Cns Sect Rcnd			1,719,300		
Bath Style		A	AVERAGE			Dep % Ovr					
Foundation		6	SLAB			Dep Ovr Comment					
Partitions		T	TYPICAL			Misc Imp Ovr					
Wall Height		17.00				Misc Imp Ovr Comment					
FBM Quality						Cost to Cure Ovr					
Overhead Door		01	1 OVD			Cost to Cure Ovr Comment					
Kitchens		0									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
85	PAVING	L	22,000	2.00	1960	AV	60	A	1.00	26,400	
61	ELEV-COMME	B	1	75000.00	1956	AV	73	A	0.00	54,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
CNP	CANOPY				0	204		4.28		872	
FFL	1ST FLOOR				25,504	25,504		87.24		2,224,847	
LDK	LOADING DK				0	144		8.48		1,221	
OFC	OFFICE				1,470	1,470		87.24		128,236	
Ttl Gross Liv / Lease Area					26,974	27,322				2,355,176	

